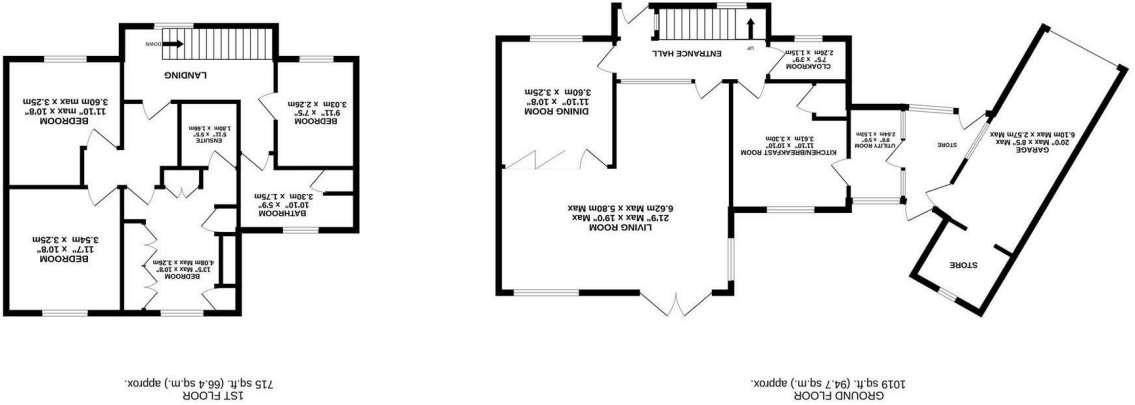




FLOOR PLAN

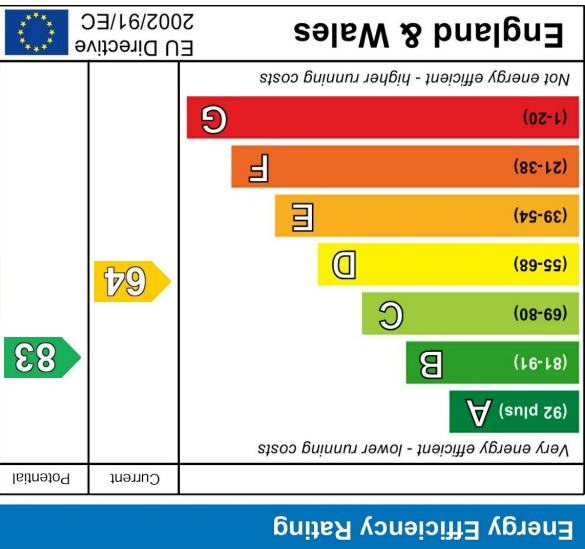
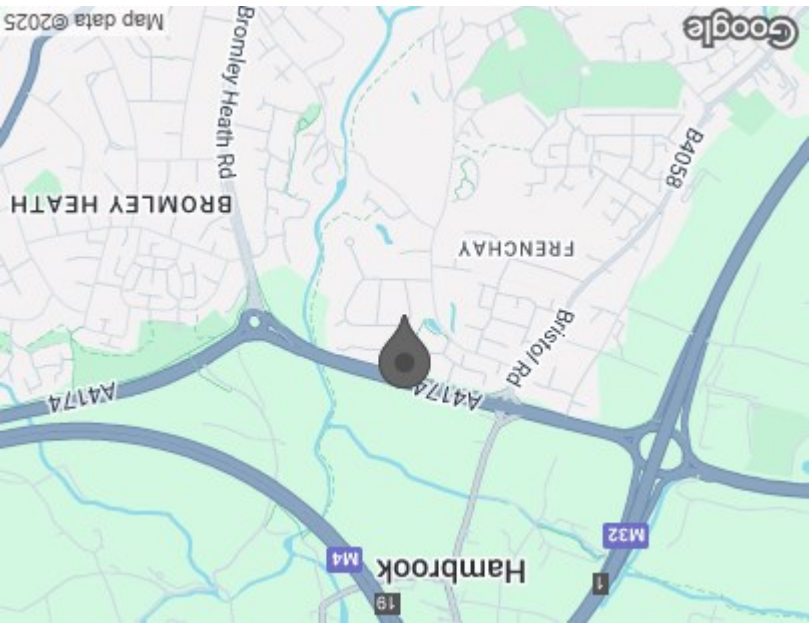


TOTAL FLOOR AREA : 1734 sq.ft. (161.1 sq.m.) approx.

While every attempt has been made to ensure the accuracy of the figures contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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AREA MAP



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.



**PARK CRESCENT**  
**FRENCHAY, BRISTOL, BS16 1PD**

**£825,000**





## Ground Floor

### Hall

### Living Room

21'9 max x 19'0 max

### Dining Room

11'10 x 10'8

### Kitchen

11'10 x 10'10

### Utility

8'8 x 5'0

### Cloakroom

7'5 x 3'9

### Store

### Garage

20'0 max x 8'5 max

### Workshop

### First Floor

### Landing

### Bedroom One

13'5 max x 10'8

### Ensuite

5'11 x 5'5

### Bedroom Two

11'10 max x 10'8

### Bedroom Three

11'7 x 10'8

### Bedroom Four

9'11 x 7'5

### Family Bathroom

10'10 x 5'9

### External

### Rear Garden

### Front Garden

### Off Road Parking



M. Coleman Estate Agents are delighted to present this charming, extended four-bedroom detached property. Constructed with dressed Bath Stone, the residence enjoys a prime location close to the Frome Valley Conservation Area.

The entrance hallway is accessed through an attractive doorway and leads to a cloakroom, an open-plan reception area comprising three distinct zones and a well-appointed kitchen. The generous reception space features a dining area at the front with bi-folding doors allowing for optional separation to create a more intimate dining environment. The lounge/living area, overlooking the rear, benefits from French doors that provide direct access to the garden.

The kitchen is equipped with a range of wall and base units and integrated appliances include an oven, gas hob, and extractor, as well as space for a dishwasher and fridge-freezer. A door opens to the utility room, offering additional storage and plumbing for a washing machine and tumble dryer. A further door provides access to a covered storage area, which in turn leads to the driveway, garden, and garage, which includes a dedicated workshop space.

The first floor comprises four bedrooms, each with fitted wardrobes. The principal bedroom features an en-suite shower room, while the fourth bedroom is currently utilized as a study. The fully tiled family bathroom has a white suite with a mains-powered shower over the bath and twin sinks.

Externally, the well maintained garden presents a level lawn bordered by established evergreen trees and shrubs. A patio area provides an ideal setting for outdoor relaxation throughout the seasons and beyond is a practical metal storage shed.

The front is defined by a dwarf wall with a low-maintenance pressed concrete driveway offering off-road parking for three vehicles and access to the garage with electric-door. A well-maintained lawn, enhanced by mature trees and shrubs, flanks a pathway to the front door.

